

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:

FEB 26 2013

City or County Name: Winters

Mailing Address: 318 First Street
Winters, CA 95694

Contact Person: Dan Maguire Title: Economic Development and Housing Manager

Phone: 530-794-6718 FAX: 530-795-4935 E-mail: daniel.maguire@cityofwinters.org

Reporting Period by Calendar Year: from 1/1/2012 to 12/31/2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

RESOLUTION No. 2013-05

A RESOLUTION OF THE SUCCESSOR HOUSING AGENCY OF THE CITY OF WINTERS SUBMITTING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2012 TO THE CITY COUNCIL OF WINTERS

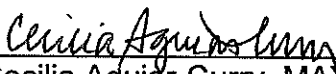
WHEREAS, Section 65400 of Government Code of the State of California requires that each city within the State of California present an annual report to its legislative body; and

WHEREAS, the Successor Housing Agency of the City of Winters has prepared the 2012 Annual Report containing performance implementation and goal progress information and has submitted it to the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Successor Housing Agency of the City of Winters that it has submitted the Annual Housing Element Progress Report for the Calendar Year ending December 31, 2012 to the City Council of the City of Winters.

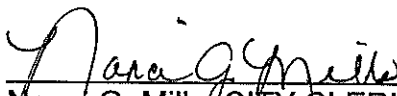
PASSED AND ADOPTED THIS 19th DAY OF FEBRUARY, 2013, BY THE FOLLOWING VOTE:

AYES: Council Members Anderson, Cowan, Fridae, Guelden, Mayor Aguiar-Curry
NOES: None
ABSTAIN: None
ABSENT: None



Cecilia Aguiar-Curry, MAYOR

ATTEST:



Nanci G. Mills/CITY CLERK

(CCR Title 25 §6202)

Reporting Period

Table A

Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

*** Note: These fields are voluntary**

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction Winters
Reporting Period Date 1/1/2012 - 12/31/2012

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it is housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income Housing	Very Low Income Housing	Low Income Housing	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Winters
Reporting Period Date 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2006	2007	2008	2009	2010	2011	2012	2013		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	34	0	0	0	38	0	0			72	24
	Restricted Non-deed	0	0	0	0	0	0	0				
	restricted	0	0	0	0	35	0	0			35	29
Low	Deed	0	0	0	0	0	0	0				
	Restricted Non-deed	0	0	0	0	0	0	0				
	restricted	0	0	0	0	0	0	0				
Moderate	Deed	0	0	0	0	0	0	0				
	Restricted Non-deed	0	0	0	0	1	0	0			1	67
	restricted	0	0	0	0	0	0	0				
Above Moderate		2	3	0	0	0	0	0			5	170
Total RHNA by COG. Enter allocation number:		403										
Total Units		36	3	0	0	74	0	0			113	290
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

(CCR Title 25 §6202)

Winters

Date 1/1/2012

12/31/2012

Table C

Program Implementation Status

[illegible]

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Winters	
Reporting Period	Date 1/1/2012	- 12/31/2012

General Comments:

--

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction	Winters, CA		
Reporting Period	1/1/2012 - 12/31/2012		
Table C			
Name of Program	Objective	Timeframe in HE	Status of Program Implementation
II.1 Affordable Housing Steering	maintain committee	ongoing	committee is active
II.2 Inclusionary Housing Ordinance	continue implementation	ongoing	no development triggering inclusionary requirement
II.3 Zoning Ordinance	revise re: density bonus	Jun-09	completed - Ordinance 2012-09 adopted on January 15, 2013
II.4 Zoning Ordinance	revise re: secondary units	Dec-09	completed - Ordinance 2011-10 adopted on December 6, 2011
II.5 Zoning Ordinance	revise re: manufactured & factory built houses	Jun-09	completed - Ordinance 2011-09 adopted on December 6, 2011
II.6 Duplex Construction	promote construction of	ongoing	N/A - no development
II.7 Zoning Ordinance	revise to permit year round emergency shelters	Jun-09	completed - Ordinance 2011-08 adopted on December 6, 2011
II.8 Encourage development in upper density range	provide financial & non financial incentives	ongoing	Orchard Village development was in the upper density range

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction

Winters, CA

Reporting Period

1/1/2012 - 12/31/2012

Table C - Page 2

Name of Program	Objective	Timeframe in HE	Status of Program Implementation
II.9 State and Federal Funding to support new affordable housing	assist developers with funds and pursue state & federal	ongoing	Redevelopment Agency submitted HOME and CDBG applications in support of Orchard Village development
II.10 Housing Rehabilitation	continue implementation of housing rehab program & revise as needed	ongoing	Program on hold due to lack of funding (lack of loanable Redevelopment funds) goal to revise guidelines in 2013
II.12 Affordable Housing Production	Update AHPP	Sep-08	in compliance - no development
II.13 Energy Conservation & Solar Use	promote energy conservation	ongoing	City promoted availability of Energy Upgrade California Program
II.14 Housing Voucher rental assistance	continue to cooperate with Yolo Housing on voucher program	ongoing	achieved
II.15 Homeless Services	Continue agreement with Yolo HPAC to provide homeless services	ongoing	approved Homeless Services Coordination Project Agreement on August 4th, 2009

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction

Winters, CA

Reporting Period

1/1/2012 - 12/31/2012

Table C - Page 3

Name of Program	Objective	Timeframe in HE	Status of Program Implementation
II.16 Equal Opportunity	promote Equal Opportunity	ongoing	achieved
II.17 Local Builders	require 10% of lots to be marketed to local builders	ongoing	no building activity
II.18 At Risk Developments	assist non profit developers on at risk developments	ongoing	achieved creation of database, Agency authorized funding for Almondwood apartments (39 unit acquisition rehab)
II.19 Development Review Committee ("DRC")	Convene DRC to expedite processing and approval of projects	ongoing	committee convened to assist on Orchard Village residential project
II.20 In Lieu Fee Ordinance	Revise In Lieu Fee	Dec-08	not completed - revised goal to complete in 2013
II.21 Universal Design Features	Require new residential subdivisions to incorporate	Dec-08	achieved - included in all existing Development agreements

ANNUAL ELEMENT PROGRESS REPORT

Jurisdiction

Winters, CA

Reporting Period

1/1/2012 - 12/31/2012

Table C - Page 4

Name of Program	Objective	Timeframe in HE	Status of Program Implementation
II.22 Homeowner Counseling	Provide pre- & post-purchase counseling	Jun-09	achieved - in contract with NeighborWorks Sacramento to provide services
II.23 Zoning Ordinance	Revise re: transitional and supportive housing	Jun-09	completed - Ordinance 2012-08 adopted on January 15, 2013
II.24 Zoning Ordinance	Revise re: SRO's	Jun-09	completed - Ordinance 2011-07 adopted on December 6, 2011
II.25 Zoning Ordinance	Revise re: Farmworker Housing by Right	Ongoing	completed - Ordinance 2012-08 adopted on January 15, 2013